



Clousden Grange, Forest Hall

Offers in Excess Of: £399,950

We adore this highly desirable and much improved detached family home, positioned favourably in a cul-de-sac on the sought after Clousden Grange. This fantastic property has been remodelled and boasts generous family accommodation. You are welcomed into this impressive hallway with contemporary glass staircase, spacious lounge with feature fireplace, separate dining room with French doors out to the garden, stunning breakfasting kitchen thoughtfully designed with modern living in mind, Quartz counter tops and integral appliances, an ideal environment for culinary pursuits and family gatherings. The garage has been part converted to offer an impressive utility room with space for white goods and dog grooming area whilst to the front there remains a useful storage area. Completing the ground floor the re-furbished ground floor w.c., adds style and convenience. There are four bedrooms to the first floor, three of which are benefitting from fitted wardrobes, stylish en-suite to principal bedroom, luxurious family bathroom, well-appointed with tiling and over bath shower. Gardens to the front with a driveway providing off street parking and to the rear a private, well stocked, enclosed garden with Westerly aspect, lawn and patio area perfect for everyday living and entertaining. This property also benefits from eco-friendly, owned solar panels, enjoying a regular rebate towards the household budget. We feel demand will be high so do not hesitate to make this lovely house your new home.

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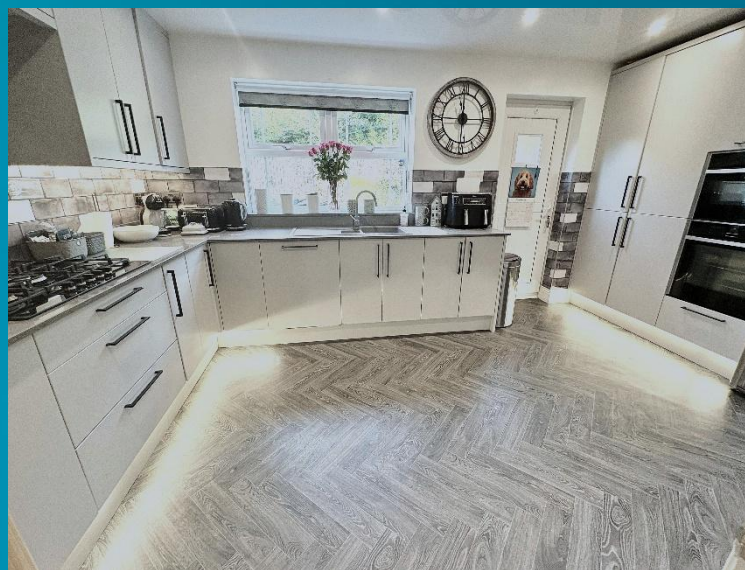
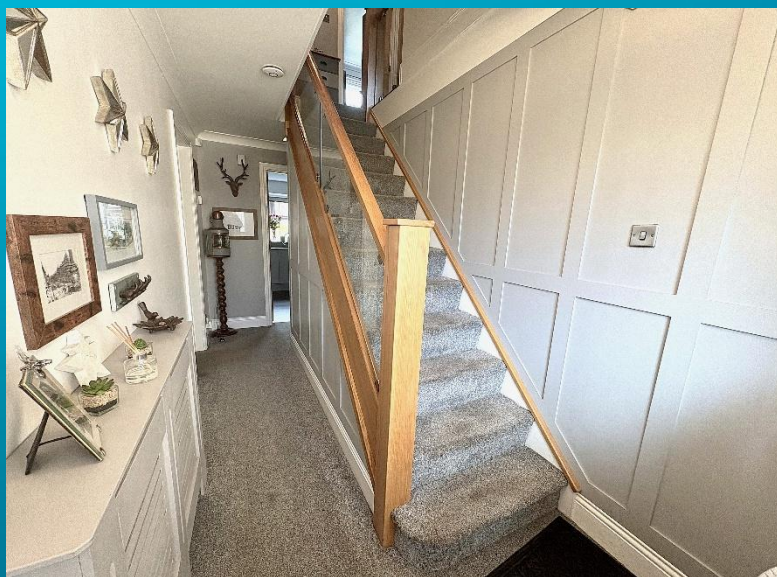
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ENTRANCE DOOR TO:

ENTRANCE HALLWAY: Feature paneling to wall, beautiful contemporary glass staircase with oak handrail and balustrade up to the first floor, radiator and radiator cover, under-stair cupboard, door to:

DOWNSTAIRS CLOAKS / W.C.

Refurbished with contemporary low level w.c., wash hand basin set in vanity unit. modern tiling to walls and tiled floor. double glazed window to the side, radiator.

LOUNGE: (front) 18'01 x 11'03 (5.51m x 3.43m), with measurements into feature double glazed square bay window, this gorgeous, light and airy front facing room boasts ample natural light into the room, attractive feature fireplace, electric fire, coving to ceiling, double radiator.

DINING ROOM: (rear) 10'3 x 9'08 (3.2m x 2.95m), coving to ceiling, double radiator, double glazed French doors leading to rear garden.

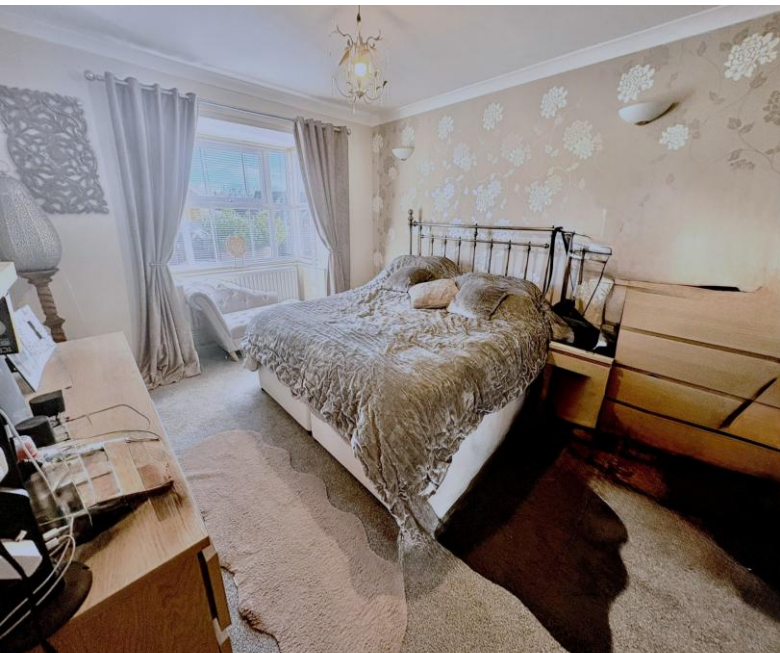
BREAKFASTING KITCHEN: (rear): 13'08 x 9'4, (maximum measurements), (4.17m x 2.84m), Stunning refitted breakfasting kitchen boasting a stylish range of base, wall and drawer units, contrasting Quartz worktops, integrated appliances, including double electric oven, five burner gas hob with cooker hood, one and a half bowl sink unit with mixer taps, integrated dishwasher, space for fridge freezer, upvc paneling to ceiling with spotlights, under unit and plinth lighting. Feature radiator, double glazed window and door the rear garden, Herringbone style flooring, modern tiling.



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UTILITY AREA: 10'2 x 8'1, (3.10m x 2.46m), conveniently part converted from the original garage area creating useful space, incorporating base units, worktops, combination boiler, plumbing for automatic washing machine, space for tumble dryer,

ORIGINAL GARAGE/STORAGE SPACE: excellent storage space with up and over door to the front drive and garden area

FIRST FLOOR LANDING AREA:

Glass panelled staircase, loft access with pull down ladders, we understand that the loft is boarded for storage purposes, door to:

FAMILY BATHROOM: Beautifully re-designed family bathroom showcasing, panelled bath, shower over bath, pedestal wash hand basin set in vanity unit, push button low level w.c.. part tiled walls. Heated towel radiator, double glazed frosted window to side, paneling to ceiling with spotlights.

BEDROOM ONE: (front): 13'10 x 11'3, (3.45m x 3.45m)), fitted wardrobe, providing ample hanging and storage space, double glazed window, radiator, wall lights, door to:

EN-SUITE SHOWER ROOM

Contemporary en-suite, comprising of, shower cubicle with mains shower, low level w.c with push button cistern and pedestal wash hand basin. Part tiled walls, and spotlights to ceiling. Double glazed window to front, radiator

BEDROOM TWO: 13'8 x 9'3, (4.17m x 2.82m), excluding depth of fitted, mirrored wardrobes, two double glazed windows, radiator

BEDROOM THREE: 9'6 x 9'3, (2.90m x 2.82m), plus depth of fitted wardrobes, radiator, double glazed window

BEDROOM FOUR: 9'7 x 8'5, (2.92m x 2.57m), radiator, double glazed window

EXTERNALLY: Enclosed, private rear garden with delightful Westerly aspect, paved patio, lawn, fenced, gated access through to the front driveway, lawn and garage converted garage area with up and over door.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

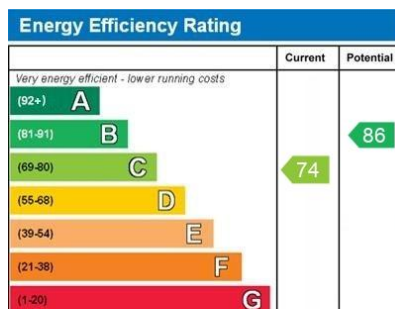
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: B

FH00009237.GO/GO/20.11.25/V.2





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